



Project Resources Inc.

Property Completion Agreement

This agreement documents the completion of remedial activities performed on my property. My signature will designate that I am satisfied with the restoration of my property, and that no items are in questions, now, or at any time in the future, except those items listed below, if any.

Property ID:	2646
Property Address:	3754 DelGany St.
Owner:	Blair C. Condolagone
Phone:	

Restoration Items in Question:

Item:
Item:
Item:
Item:
Item:
Item:

Additional Comments:

--

☒ I agree restoration is completed, ~~except as noted~~

☐ I do not agree restoration is completed

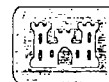
☒ I agree that the sprinkler system is working properly following reinstallation by contractor

Blair C. Condolagone 12/29/03
Owner's Signature Date

[Signature] 12/29/03
Contractor's Signature Date



**U.S. Environmental Protection Agency
Vasquez Boulevard I/70 Superfund Site
Replacement Certificate**



**US Army Corps
of Engineers**
Omaha District

Property Owner

Brian Mondragon

Property Address

3754 Delgany St.

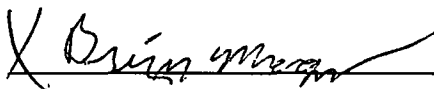
Property Identification Number

2646

Material Removed	Quantity	Unit Price	Replacement Value
Flower bed area (square feet)	30sf	\$ 2.50	\$75.00
Itemized plants		\$7.00	\$
Itemized shrubs/bushes		\$12.00	\$
Total			\$75.00

The acceptance of the replacement certificate and the signature below is full acknowledgement by the property owner that this is a fair and reasonable compensation for plant materials removed during remediation activities, but not planted or installed by the government or it's contractors.

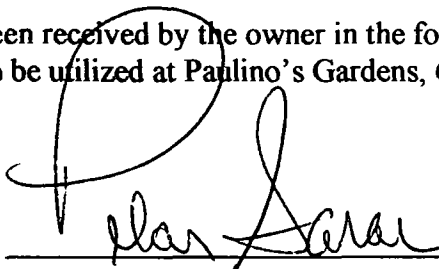
The total amount of \$75.00 has been received by the owner in the form of a replacement certificate, #12598, to be utilized at Paulino's Gardens, 6300 N. Broadway, Denver, CO 80216.



12/21/03

Property Owner's Signature

Date



12/29/03

Contractor's Signature

Date

Property Access Checklist

Property ID: <u>2646</u>	<input type="checkbox"/> WORK STARTED ON: <u> </u> / <u> </u> / <u> </u>
Property Address: <u>3754 delgany</u>	<input type="checkbox"/> WORK COMPLETED ON: <u> </u> / <u> </u> / <u> </u>

Owner: <u>Brian Mondragon</u>	Renter:
Address: <u>3754 delgany</u>	Phone:
	Fax:
	Cell/Pager:
Phone: <u>303-296-1610</u>	Additional Information:
Fax:	
Cell/Pager:	

<input checked="" type="checkbox"/> Notification Letter	Sent: <u> </u> / <u> </u> / <u> </u>	By:
<input checked="" type="checkbox"/> Access Agreement	Signed: <u> </u> / <u> </u> / <u> </u>	By:
<input checked="" type="checkbox"/> Restoration Agreement	Signed: <u>9/14/03</u>	By:
<input type="checkbox"/> Topsoil Sampling (if applicable)	<u> </u> / <u> </u> / <u> </u>	By:
<input type="checkbox"/> Disposal Sampling (if applicable)	<u> </u> / <u> </u> / <u> </u>	By:
<input type="checkbox"/> Garden Sampling (if applicable)	<u> </u> / <u> </u> / <u> </u>	By:
<input type="checkbox"/> Utility Clearance	Called: <u> </u> / <u> </u> / <u> </u>	By:
<input checked="" type="checkbox"/> Video/Photos (Before)	On: <u>9/14/03</u>	By: <u>Todd P. Lee</u>
<input type="checkbox"/> Video/Photos (During)	On: <u> </u> / <u> </u> / <u> </u>	By:
<input type="checkbox"/> Video/Photos (After)	On: <u> </u> / <u> </u> / <u> </u>	By:
<input type="checkbox"/> Video/Photos (30-Day)	On: <u> </u> / <u> </u> / <u> </u>	By:
<input type="checkbox"/> Property Completion Agreement	Signed: <u> </u> / <u> </u> / <u> </u>	By:
<input type="checkbox"/> Final Report	Issued: <u> </u> / <u> </u> / <u> </u>	By:

Air Monitoring (as applicable)

<input type="checkbox"/> Community <input type="checkbox"/> Crew	On: <u> </u> / <u> </u> / <u> </u>	By:
Results:		
<input type="checkbox"/> Community <input type="checkbox"/> Crew	On: <u> </u> / <u> </u> / <u> </u>	By:
Results:		
<input type="checkbox"/> Community <input type="checkbox"/> Crew	On: <u> </u> / <u> </u> / <u> </u>	By:
Results:		

Restoration Agreement

The purpose of this agreement is to provide a mutual agreement as to conditions of property prior to remediation activities. This will also serve as decontamination for the purpose of assuring that restoration activities are completed to the satisfaction of the property owner and the United States Environmental Protection Agency (EPA).

Property ID:	2646
Property Address:	3754 delgeny
Owner:	Brian Mondragon
Phone:	303-296-1616

On the attached diagram(s) indicate area(s) to excavated and depth of excavation, location of all known utilities, subsurface features, surface structures and landscaping features, access location(s) to be used by contractor, and the direction of North. Indicate distances, depths, material types, etc. Indicate digital photos by referencing the photo-log number with an arrow indicating direction of view.

Items To Be Removed By Owner Before Start Of Remediation:

(Use additional sheets as necessary)

The removal, storage, disposal, and/or return of these items is the Owner's responsibility.

Item:	Truck in back yard
Item:	pevers stone
Item:	border rock in back
Item:	
Item:	
Item:	
Item:	
Item:	

Page 1 of ____

Items To Be Removed By Contractor During Remediation And Not Replaced
(Use additional sheets as necessary)

Item:
NONE
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:



Project Resources Inc.

Items To Be Removed By Contractor During Remediation And Replaced
(Use additional sheets as necessary)

Item:
sprinkler system see sketch
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:
Item:



Landscape Inventory
(Use additional sheets as necessary)

Item	Quantity	Unit	Condition/Type/Species
Pre-existing property area that is covered with grass. futhl ex.	968	Square feet	
Number of trees > 2 inch trunk diameter	3	Each	
Number of trees <= 2 inch trunk diameter	none	Each	
Number of Sprinkler Zones, Control Valves, Timers, Heads, etc. Attach a sketch of the sprinkler layout.	3	Each	14 heads
Number of and size of each garden/ flower bed area. Attach a sketch of relative sizes and locations.	1	Each Square Feet	30 59 ft

Item	Quantity	Unit	Condition/Type/Species
<p>Agreed upon value of plant materials <u>not to be replaced</u> by contractor.</p> <p>Note this value will be used to issue a plant voucher to the property owner</p>	<p>30 sq ft 1 flower bed</p>	\$	
<p>Agreed upon list of plant materials that will be replaced by contractor. Be very specific and detailed.</p> <p>Include a sketch of where each plant will be placed by the contractor.</p>	NONE	Each	
<p>Agreed upon area of property to be replaced with grass sod.</p> <p>Include a sketch of the area(s) to be replaced with grass sod.</p>	575	SF	
<p>Area of City or County property to be landscaped per their requirements.</p> <p>Include a sketch of the area(s)</p>	NONE	SF	
<p>weed barrier only</p>	53	SF	

Additional Comments / Instructions:

put weed barrier in back yard
where rock should be owner will replace rock

leave driveway lower in back yard, ~~for~~ owner
will put in driveway concrete later

Took sample from front yard flower bed

needs 2 weeks from 9-16-03 before start
of removal

☐ Check the box if Owner does not want PRI to document interior foundation walls and possible pre-existing damage. By checking this box PRI is not responsible for any damage done to the interior of house, including foundation cracks or fissures.

☒ I agree

☐ I do not agree

☒ I agree

☐ I do not agree

Brian Manderson 9/16/03
Owner's Signature Date

Paul Myer 9-16-03
Contractor's Signature Date

Detailed Analytical Report

Analytica Environmental Laboratories, Inc.

Workorder (SDG): B0309168
Project: VB/I-70
Client: Project Resources Inc.
Client Project Number: none

Report Section: Client Sample Report

Client Sample Name: 2646-001F

Matrix: Soil

Collection Date: 9/16/2003 7:30:00AM

The following test was conducted by: Analytica - Thornton

Lab Sample Number: B0309168-12A
Prep Date: 9/17/2003
Analytical Method ID: SW6010B - ICP - Total
Prep Method ID: 3050B
Prep Batch Number: T030917004
Report Basis: Dry Weight Basis
Sample prep wt./vol: 0.64 g

Analysis Date: 9/18/2003 1:15:00PM
Instrument: ICP_2
File Name: E09183A
Dilution Factor: 1
Percent Moisture: 33
Analyst Initials: CCJ
Prep Extract Vol: 50.00 ml

<u>Analyte</u>	<u>CASNo</u>	<u>Result</u>	<u>Flags</u>	<u>Units</u>	<u>POL</u>	<u>MDL</u>	<u>Rerun #:</u>
Arsenic	7440-38-2	ND		mg/Kg	15	2.1	1

Lab Sample Number: B0309168-12A
Prep Date: 9/17/2003
Analytical Method ID: SW6010B - ICP - Total
Prep Method ID: 3050B
Prep Batch Number: T030917004
Report Basis: Dry Weight Basis
Sample prep wt./vol: 0.64 g

Analysis Date: 9/20/2003 1:45:00PM
Instrument: ICP_2
File Name: E09203A
Dilution Factor: 1
Percent Moisture: 33
Analyst Initials: CC
Prep Extract Vol: 50.00 ml

<u>Analyte</u>	<u>CASNo</u>	<u>Result</u>	<u>Flags</u>	<u>Units</u>	<u>POL</u>	<u>MDL</u>	<u>Rerun #:</u>
Lead	7439-92-1	440		mg/Kg	7.0	1.2	2



US Army Corps
of Engineers
Omaha District

Consent For Access To Property

RIGHT OF ENTRY TO PREMISES

#2646

Grantor (the property owner) consents to and authorizes the United States Environmental Protection Agency (EPA) or its authorized representatives, collectively the Grantee, to enter and perform certain environmental response activities upon the following described premises:

Owner's Name: BRIAN C MonDragon Daytime Phone: cell #303 296-1616

Addresses of Properties covered by this Agreement:	Address: <u>3754 DELGANNYST.</u>
	Address:
	Address:
	Address:
	Address:

PURPOSE OF RESPONSE ACTIVITIES

The EPA is requesting access to collect soil samples and remove soil that contains elevated concentrations of arsenic and/or lead and may pose a health hazard. The soil will be removed and the excavated area(s) will be replaced with clean materials and restored. This work is being performed under the Vasquez Boulevard/I-70 Superfund Site remediation program.

An EPA representative will contact the Grantor in-person to discuss the work to be performed, the Grantor will have an opportunity to review and approve the planned soil removal, and restoration work before it begins. Once the work is finished, the Grantor will be asked to review the work and confirm that it is complete and meets with the Grantor's approval. Upon completion, the Grantor will receive written documentation from EPA that the property has been remediated.

ENVIRONMENTAL RESPONSE ACTIONS

By signing this Access Agreement, the Grantor is granting the EPA, its employees, contractors and subcontractors the right to enter the property, at all reasonable times and with prior notice, for the sole purpose of performing the work. This access shall remain in effect until the work has been satisfactorily completed. The Grantor also agrees to:



US Army Corps
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Omaha District

Consento para el Acceso de la Propiedad

DERECHO A ENTRAR LA PROPIEDAD

Otorgante (dueño(a) de propiedad) se da consentimiento y autoriza la Agencia para la Protección del Medio Ambiente de Los Estado Unidos (EPA) o su representantes autorizado, en conjunto el Cesionario, a entrar y llevar a cabo algunas actividades ambientales acerca de la propiedad descrito que sigue:

Dueño de la Propiedad:	Numero Diario:
-------------------------------	-----------------------

Dirección de Propiedades Cubieto por este Acuerdo:	Dirección:
	Dirección:
	Dirección:
	Dirección:
	Dirección:

PROPÓSITO DE ACTIVIDADES AMBIENTALES

El EPA solicita el acceso a coleccionar muestras de tierra y remover tierra que tiene alta concentraciones de arsénico y/o plomo que podría ser peligroso a su salud. La tierra estará removido y el(los) area(s) excavado(s) estará reemplazado con materials limpias y restaurado. Este trabaja estará realizado abajo del Vasquez Boulevard/I-70 Superfund Site programa de remediación.

Un representante de EPA se contactará el Otorgante pesonalmente a discutir el trabajo estar realizado, el Otorgante tendrá la oportunidad a examinar y sancionar el plan de removimiento de tierra y el trabajo de restoración antes de comenzar. Cuando el trabajo se termina, el Otorgante estará pedido a revisar el trabajo, confirmar su terminación y cumplir con su aprobación. Después de terminación, el Otorgante recibirá un documento escrito por el EPA que indica la propiedad había sido remediado.

ACCIONES DE LA RESPONDENCIA AMBIENTAL.

Por su firma de este Acuerdo de Acceso, el Otorgante concede el EPA, sus empleos, contractors y subcontractors el derecho a entrar la propiedad, en tiempos razonable y sin noticia anterior, para el unico propósito a realizar trabajo. Este acceso debería persistir en efecto hasta que el trabajo había sido terminado en un estado aceptado. El Ortogante tambien está de acuerdo con:



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Omaha District

- Remove obstructions including boats, trailers, vehicles, playscape items, wood piles, dog houses, etc;
- Remove flower bulbs or plants that the Grantor or the Grantor's tenant may wish to save;
- Water and maintain replacement vegetation, including fertilizer application, as necessary subsequent to an initial watering period by EPA, unless watering is restricted by Denver Water Board;
- Abide by health and safety guidance provided by EPA;
- If the property is rented, assist EPA in obtaining tenant approval for access to the property to perform the work if EPA is unable to obtain such access; and
- Allow videotaping and/or photography of the property including exterior and interior areas of buildings.

AGREEMENT NOT TO INTERFERE

The Grantor agrees not to interfere or tamper with any of the activities or work done, or the equipment used to perform the activities, or to undertake any actions regarding the use of said property which would tend to endanger the health or welfare of the Grantees or the environment, or to allow others to use the property in such a manner.

Should you have any questions about this program, please contact Jennifer Chergo, EPA, at (303) 312-6601.

☒ I grant access to my properties

☐ I do not grant access to my properties

Brian Menden 9/16/07
Signature Date

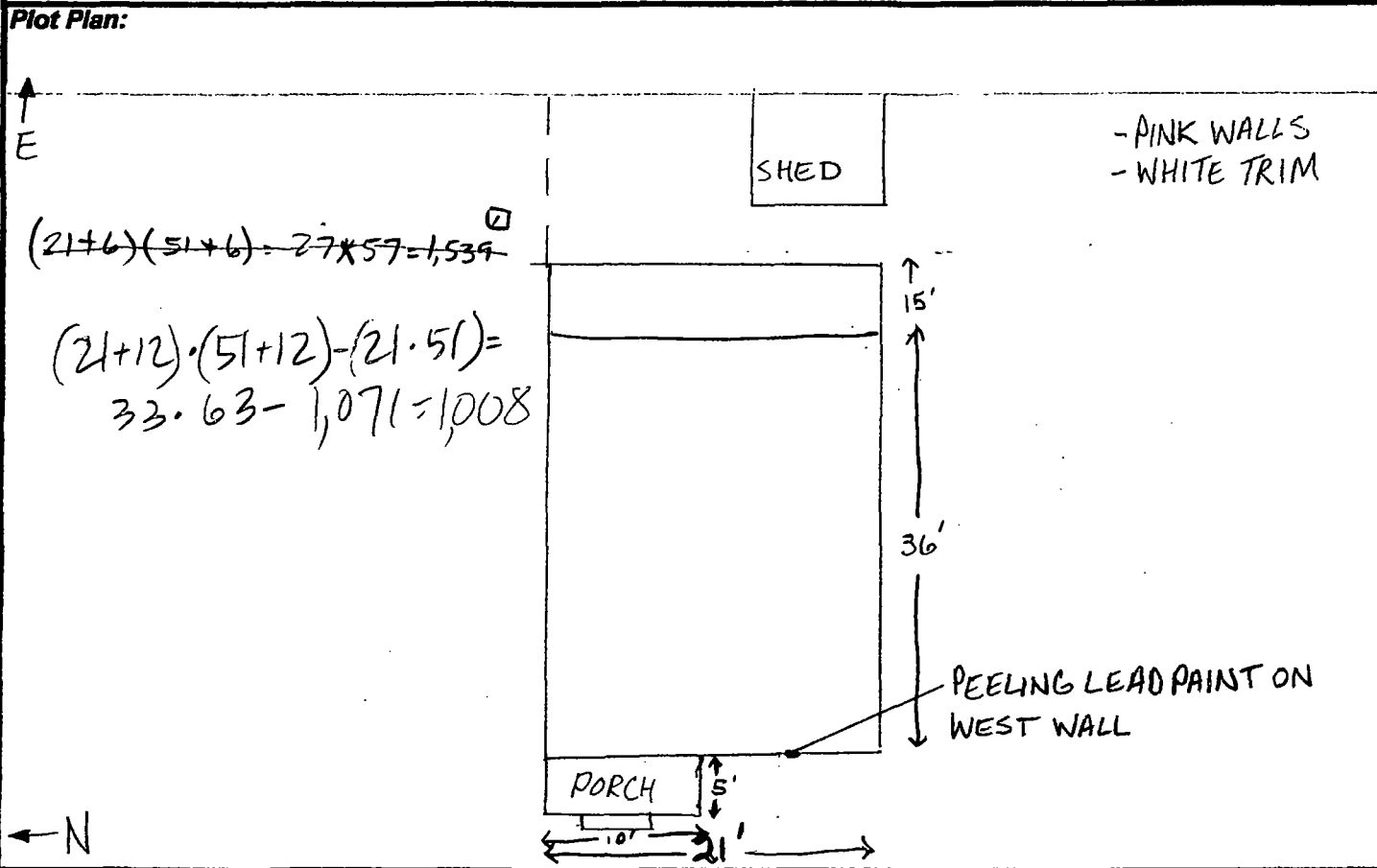
Signature Date

☐ I would like to be present during any sampling that is required.

This spreadsheet performs screening level calculations to estimate the effect of peeling leaded paint on the average concentration of lead in yard soil
3754 Delgani Street

INPUTS		Units	House
General	Variable		
	Mixing depth in yard	cm	2.54
	Mixing depth in yard	inches	1
	Soil density	g/cm3	2.5
	RBC in soil	mg/kg	400
House-specific	Bkg in clean fill	mg/kg	50
			Small
	Area of the exposure unit	m2	93.64626
	Area of the exposure unit	ft2	1008
	Concentration of lead in paint	mg/cm2	2.2
	Area of peeling paint	m2	17.766
	Area of peeling paint	ft2	45
COMPUTATIONS			
	Mass of lead from paint	mg	3.9E+05
	Volume of soil	cm3	2.4E+06
	Mass of soil	kg	5.9E+03
	Incremental concentration	mg/kg	65.7
	Maximum acceptable area of peeling leaded paint (m2)		94.6
	Maximum acceptable area of peeling leaded paint (ft2)		1017.9
DECISION			OK

Property ID: 2646	Date: 8-10-05
Address: 3754 DELGANY STREET	Telephone #:
Owner:	CO Certification #: 12860
Inspector/Assessor:	



Exterior Walls				Doors/Trim			
Material	Area	Peel/Chip	XRF (Lead)	Material	Area	Peel/Chip	XRF (Lead)
North							
South	CEMENT	—	—				
East							
West	BRICK	45'±	PEEL	2.2	WOOD	—	—
Total				Total			

Window Trim/Fascia/Soffit				Patios/Decks/Porches			
Material	Area	Peel/Chip	XRF (Lead)	Material	Area	Peel/Chip	XRF (Lead)
North							
South				STUCCO	—	—	—
East							
West				CEMENT	—	—	—
Total				Total			

Metal Trim/Gutters/Downspouts				Misc Structures/Garage/Fences			
Material	Area	Peel/Chip	XRF (Lead)	Material	Area	Peel/Chip	XRF (Lead)
North							
South							
East							
West							
Total				Total			

August 10, 2005

LBP Assessment Results

Strata Environmental Resource

[illegible]

Color Photo(s)

The following pages
contain color that does
not appear in the
scanned images.

To view the actual images, contact
the Region VIII Records Center at
(303) 312-6473.

Property ID # 2646 / 3754 Delgany street



West exposure of house



Lower portion of west exposure wall contains peeling lead paint

13-782 500 SHEETS FULLER 5 SQUARE
42-381 80 SHEETS EVERETT 5 SQUARE
42-382 100 SHEETS EVERETT 5 SQUARE
42-383 200 SHEETS EVERETT 5 SQUARE



W. 21-103A

6' x 2' WEED
Barrel

20' x 17' OR 20' x 4
346 GRAVEL

Flower
6' x 10' x 3' Bed

SOD
5' x 22' 110

SOD
21' x 9' 189 Zone

STORY Building

35' WEED
7' x 5' Barrel

STORY Building

3754 delgan7

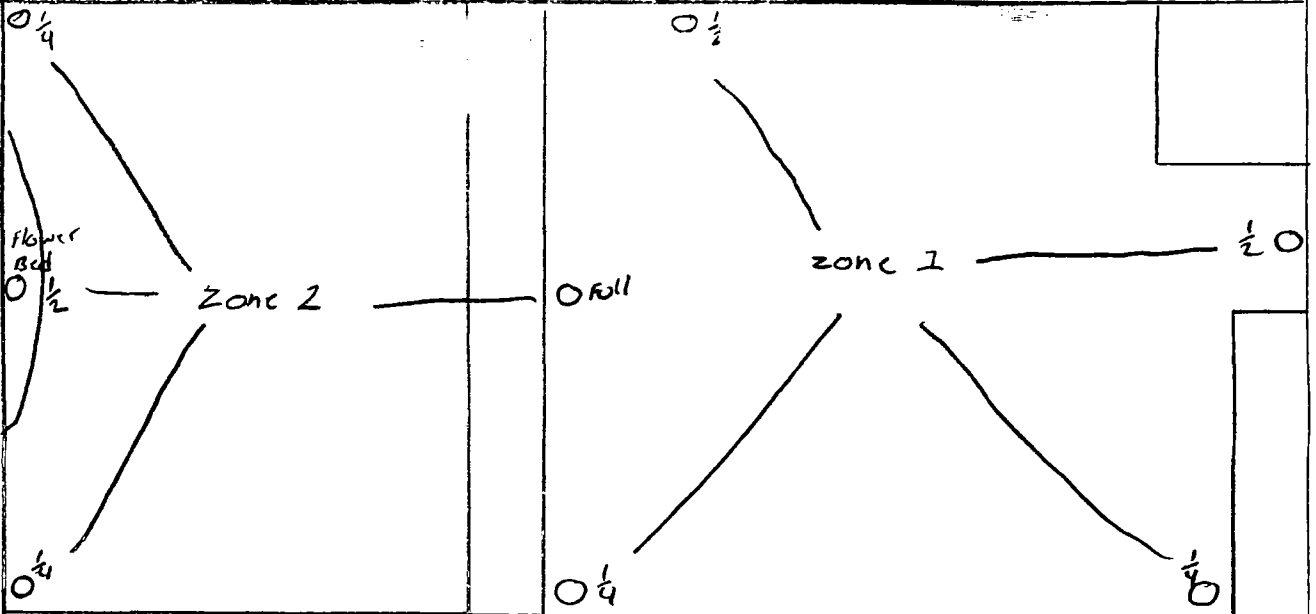
sample # 2646001
Flower Bed 20
2' x 10'

SOD
3' x 10' 30

17' x 6' 7
SOD 102

SOD 144
16' x 9' 144

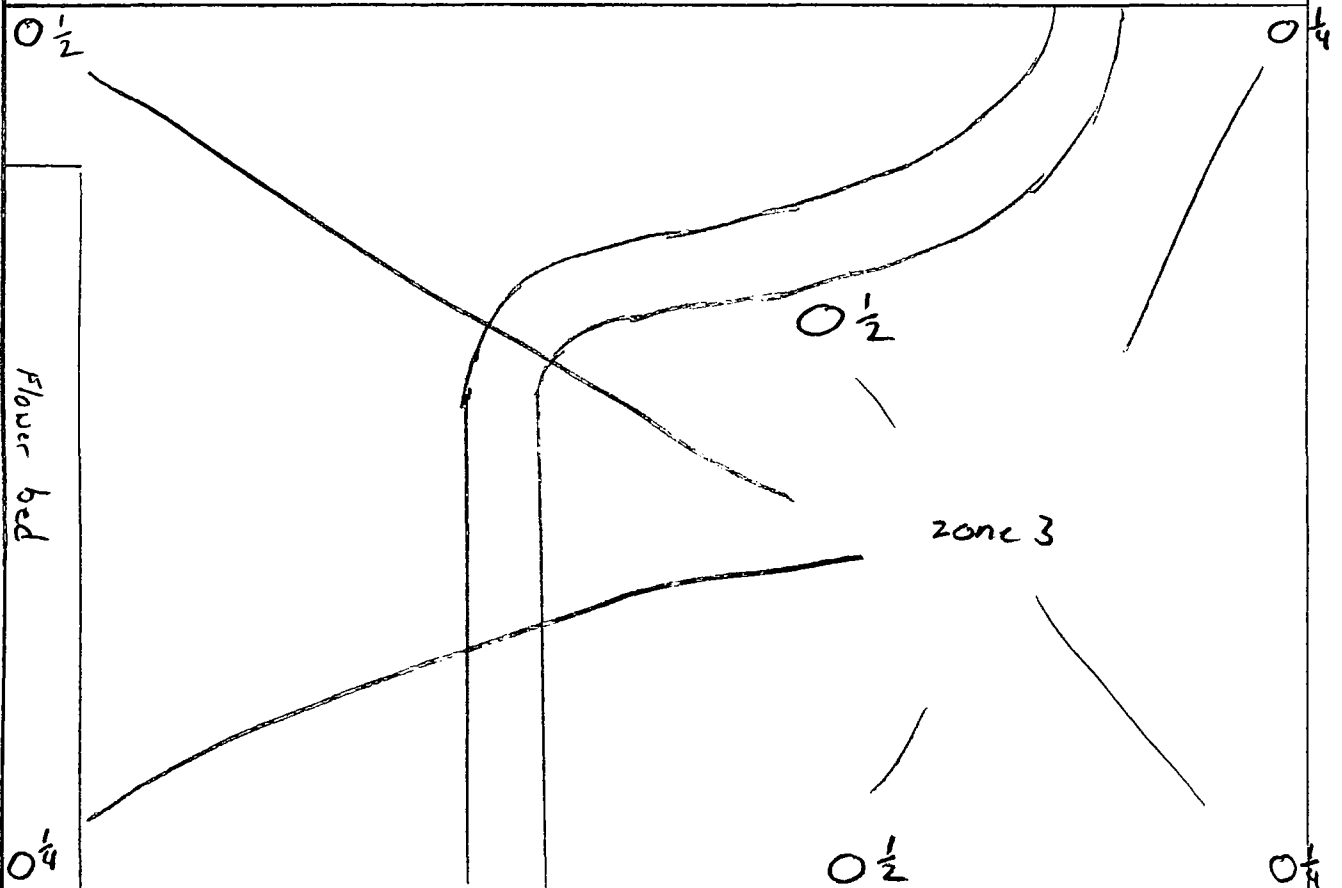
Drive way



BACK yard

3754 delgany

Front yard



Real Property Records

Date last updated: Friday, July 11, 2003

Real Property Search

If you have a question about the value, ownership, or characteristics of this property, or any other property in Denver, please call the Assessor at 720-913-4162.

[Link to property tax information for this property](#)

[Link to property sales information for this neighborhood](#)

[Link to property sales information for all Denver neighborhoods](#)

PROPERTY INFORMATION

Property Type: Residential

Parcel: 0227107002000

Name and Address Information

Legal Description

MONDRAGON, BRIAN C

L 3 BLK 40 ST VINCENTS ADD

3754 DELGANY ST

SECOND FLG

DENVER, CO 80216

RESIDENTIAL

Property Address:

Tax District

3754 DELGANY ST

DENV

Assessment Information

	Actual	Assessed	Exempt	Taxable
Current Year				
Land	14100	1120		
Improvements	76200	6070		
Total	90300	7190	0	7190
Prior Year				
Land	8200	750		
Improvements	75200	6880		
Total	83400	7630	0	7630

Style: One Story

Lot Size: 3,125

Year Built: 1894

Zoning: I1

Building Sqr. Foot: 585

Reception No.: 0000165252

Bedrooms: 2

Recording Date: 12/02/93

Baths Full/Half: 1/0

Sale Price: 16000

Basement/Finished: 81/0

Mill Levy: 59.855



TARGET SHEET
EPA REGION VIII
SUPERFUND DOCUMENT MANAGEMENT SYSTEM

DOCUMENT NUMBER: 1051480

SITE NAME: VASQUEZ BOULEVARD AND I-70

DOCUMENT DATE: 08/10/2005

DOCUMENT NOT SCANNED

Due to one of the following reasons:

- ☐ PHOTOGRAPHS
- ☐ 3-DIMENSIONAL
- ☐ OVERSIZED
- ☒ AUDIO/VISUAL
- ☐ PERMANENTLY BOUND DOCUMENTS
- ☐ POOR LEGIBILITY
- ☐ OTHER
- ☐ NOT AVAILABLE
- ☐ TYPES OF DOCUMENTS NOT TO BE SCANNED
(Data Packages, Data Validation, Sampling Data, CBI, Chain of Custody)

DOCUMENT DESCRIPTION:

1 - DVD OF PROPERTY VIDEO, PROPERTY #2646

1 - PROPERTY DATA CD